

Arlington Town Meeting 2022 – Motion to Amend

Article 38, Two Family Construction Allowed by Right in R0 and R1 Residential Zones

Date: 25 April 2022

I, Lee Poage, move to amend the recommended vote of the Arlington Redevelopment Board under Article 38 of the 2022 Annual Town Meeting by making the following changes to return the definitions of the R0 district to the existing language of the current zoning bylaw in sections 5.4.1(A) and 5.4.3.

- Section 5.4.1(A) Definitions:
 - In the R0 definition, first sentence: replace the words “Residential District” with the words “Single-Family District”.
 - In the R0 definition, second sentence: replace the words “Residential District” with the words “Single-Family District”.
 - In the R0 definition, third sentence: add the words “single family” so that the sentence reads as “The Town discourages intensive land uses, uses that would detract from the single-family residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.”

So that the definitions of the R0 district in Section 5.4.1(A) reads as follows:

R0: Large Lot Single-Family Residential District. The Large Lot Single-Family Residential District has the lowest residential density of all districts and is generally served by local streets only. The Town discourages intensive land uses, uses that would detract from the single-family residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.

- Section 5.4.3 Use Regulations for Residential Districts:
 - In the field for the R0 column and Two-family dwelling, duplex row, delete the “Y*”

So that the Use Regulations for Residential Districts table depicts a blank for ‘Two-family dwelling, duplex’ in the R0 district.

Respectfully submitted,

Lee Poage, Precinct 13

Rationale:

The purpose behind Article 38 is commendable, but the likely unintended consequences have not been sufficiently addressed. Thus, if Article 38 is approved by Town Meeting, it should be crafted to be implemented in a more controlled and phased approach. It is highly likely the removal of single-family zoning will result in that remaining older single family homes in Arlington will be of higher value to developers to purchase for tear-down and development of new construction duplex’s with each unit to be sold at \$1M+. While historically Arlington has only had about 30 homes per year being torn-down for development of a new single family home, the increased value proposition to developers to sell 2 units per development would likely drive a higher rate of tear-downs in the future. As more duplex’s are built the number of new households in Arlington would continually grow. Over a 10 year timeframe, the

number of new households with school age children could become problematic for the existing school facilities, most of which have recently been renovated or are being re-built. Thus, the removal of single family zoning should be done in a more controlled approach that allows the town to monitor the transition rate from single family homes to duplex's and assess the impact on the towns infrastructure, schools, and services. Limiting the proposed zoning change to only R1 initially is an approach to provide some control over the transition.